



**CITY OF SAN ANTONIO
REQUEST FOR PROPOSALS (RFP)
FOR
CONSTRUCTION MANAGER AT RISK SERVICES FOR THE RIVER WALK
CAPITAL IMPROVEMENTS PHASE V**

AMENDMENT #1

November 7, 2013

Amendment #1 includes questions received in writing, questions received at the Pre-Submittal Conference held on Tuesday, November 5, 2013, revisions and clarification to solicitation documents and/or required forms.

I. QUESTIONS AND CLARIFICATIONS TO RFQ

1. Are there any plans available for review?
Response: The Preliminary Design Development Drawings have been added to City's website at <http://www.sanantonio.gov/RFPListings/> and listed as RFQ Exhibit F.
2. Will Exhibit C, Description of General Conditions Cost, be uploaded onto the website?
3. **Response:** "Exhibit C – Description of General Conditions Cost" listed on the Table of Contents of the RFQ, has been revised as " Exhibit C - CM@Risk Description of General Conditions Supplement" and now is attached to the City's website <http://www.sanantonio.gov/RFPListings/>. Kindly note this Exhibit C also is listed as Exhibit L in the revised CMR Agreement, dated 10/22/13 and issued via this Amendment #1.
4. Is the current budget for this Project \$1.75 million?
Response: The construction budget for this Project is \$1.75 million.
5. Regarding Exhibit E, are you asking for two fees (General Condition Fee in a dollar amount and CMR fee in a percentage) and duration of General Conditions? You have already identified that the estimated time frame for this Project is 10-13 months. How will the GC fee be paid out? On a monthly basis?
Response: 10-13 months only is an estimate of the possible duration of the Project. Kindly review the Preliminary Design Development Drawings (Exhibit F) added via this Amendment for scope of work areas provided and provide your best estimate of duration and associated general conditions. GC fee will be negotiated and paid out in equal installments on a monthly basis.
6. Why are there two different forms (Exhibit E and H) for fees in the Contract template? One for a Fixed-Price Proposal (FPP) and Guaranteed Maximum Price (GMP)? What is the difference between the FPP and GMP?
Response: Kindly refer to the definitions in Article I of the CMR Agreement template.
7. On page 8 of the RFP, Proposed Key Personnel/Organizational Chart, would you clarify if the City is seeking a Licensed Architect, Licensed Landscape Architect and/or a Licensed Engineer?
Response: Any one of the listed professionals is sufficient.

8. Why do we need a professional consultant on the team? Will we be providing design services? If so, how will we be reimbursed for this? Do they need to be employees of our firm or consultants?

Response: A licensed professional is important to have on the team as they will be working with the City's Design Consultant and providing constructability reviews. They do not need to be an employee of your firm but they can be. If it is determined by the City design team that your design professional team member is required as part of your pre-construction services, then the fee associated with that consultant will be negotiated as part of your pre-construction services fee.

9. **Clarification:** The Discretionary Contracts Disclosure Form has been revised. Refer to Section II of this Amendment. However, the link only works with Internet Explorer and not any other internet browser. A PDF of Discretionary Contracts Disclosure Form (Form 3) has been added to the City's website <http://www.sanantonio.gov/RFPListings/>.

II. REVISIONS TO THE RFQ AND SOLICITATION DOCUMENTS

1. Exhibit A, City of San Antonio Construction at Manager at Risk Agreement Template, has been deleted in its entirety and replaced with an updated version dated 10/22/2013.
2. Exhibit B, General Conditions, has been deleted in its entirety and replaced with an updated version dated 10/23/2013.
3. "Exhibit C – Description of General Conditions Cost" listed on the Table of Contents of the RFQ, has been revised as "Exhibit C - CM@Risk Description of General Conditions Supplement" and is now attached to the City's website <http://www.sanantonio.gov/RFPListings/>.
4. Preliminary Design Development Drawings have been added to the RFQ and the City's website <http://www.sanantonio.gov/RFPListings/> and labeled as Exhibit F.
5. The link to the Discretionary Contracts Disclosure form on page 6 of the RFQ has been deleted in its entirety and replaced with the following link:
["https://www.sanantonio.gov/eforms/atty/ContractsDisclosureForm.pdf"](https://www.sanantonio.gov/eforms/atty/ContractsDisclosureForm.pdf)
The Discretionary Contracts Disclosure Form is listed "Form 3" and is now available as a PDF on the City's website <http://www.sanantonio.gov/RFPListings/>.
6. The reference of "River Walk Capital Improvements Phase IV Project" on page 7 of the RFQ has been deleted in its entirety and replaced with "**River Walk Capital Improvements Phase V Project**".
7. The deadline for written questions has been extended to **Tuesday, November 12, 2013 at 4:00 PM.**

END OF REVISIONS

No other items, dates, or deadlines for this RFQ are changed.